

**PLAT NOTES:**

1. ALL DISTANCES ARE MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.
2. ALL ADJOINING LAND IS UNPLATTED EXCEPT FOR THE MAGNOLIA COMMONS ADDITION WHICH ABUTS THE EAST SIDE OF THE PREMIER ADDITION.
3. FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 200 316 0070 B, DATED FEBRUARY 5, 1986, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "A5" DEFINED AS AN AREA OF 100 YEAR FLOODING WITH BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "B" DEFINED AS "AREAS BETWEEN THE 100 YEAR AND 500 YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD," AND THE REMAINDER OF THE PROPERTY IS IN FLOOD ZONE "C" WHICH IS DEFINED AS "AREAS OF MINIMAL FLOODING."
4. THIS PLAT SHALL CONFORM TO THE PROVISIONS OF RESOLUTION NO. 3186 OF THE CITY OF SALINA DEALING WITH FLOOD HAZARD AREAS.
5. A DRAINAGE STUDY FOR THIS PROPERTY MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO ANY DEVELOPMENT OCCURRING. PLANS AND SPECIFICATIONS FOR THE PROPOSED DRAINAGE FACILITIES NEEDED TO SERVE EACH DEVELOPMENT SITE MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IN CONJUNCTION WITH AN APPLICATION FOR A BUILDING PERMIT. REQUIRED DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND ADDITIONAL ON AND OFF-SITE DRAINAGE EASEMENTS IF NEEDED SHALL BE RECORDED BY SEPARATE INSTRUMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING SITE WITHIN THE SUBDIVISION.
6. A PAVED OR ALL WEATHER ACCESS ROAD AND AN OPERATIONAL WATER SYSTEM SHALL BE IN PLACE PRIOR TO OBTAINING A BUILDING PERMIT FOR ANY BUILDING SITE WITHIN THE SUBDIVISION. ALL UTILITY IMPROVEMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING SITE.
7. ACCESS CONTROL IS HEREBY DEDICATED ALONG THE MAGNOLIA ROAD FRONTAGE AND THE NORTH 88 FEET OF VIRGINIA DRIVE.

**PROPERTY DESCRIPTION:**

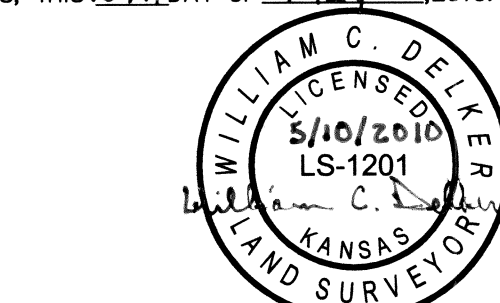
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SALINE COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;  
THENCE ON AN ASSUMED BEARING OF N 89°54'49" W ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND BEING DESCRIBED;  
THENCE S 0°05'07" E PARALLEL TO AND 10.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 417.42 FEET;  
THENCE N 89°54'49" W A DISTANCE OF 513.57 FEET;  
THENCE N 0°33'52" W A DISTANCE OF 347.94 FEET;  
THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 28,707.87 FEET, A CHORD BEARING OF N 89°22'17" E, A CHORD DISTANCE OF 8.19 FEET, AND AN ARC LENGTH OF 8.19 FEET;  
THENCE N 86°00'20" E A DISTANCE OF 100.91 FEET;  
THENCE N 0°05'11" E A DISTANCE OF 62.21 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER;  
THENCE S 89°54'49" E ALONG SAID NORTH LINE, A DISTANCE OF 407.42 FEET TO THE POINT OF BEGINNING.  
CONTAINS 207,880 SF, 4.77 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS NOW OF RECORD.  
END OF DESCRIPTION

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF S 89°54'49" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SALINE COUNTY, KANSAS.

**SURVEYOR'S CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE } SS  
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING, THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF THE CITY OF SALINA, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS; AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS 10th DAY OF May, 2010.  
DATE OF SURVEY: NOVEMBER 18, 2008



WILLIAM C. DELKER, LAND SURVEYOR  
REGISTRATION NUMBER 1201

**CORPORATE OWNER'S CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE } SS  
THIS IS TO CERTIFY THAT THE UNDERSIGNED PROPRIETOR, PREMIER PROPERTIES, LLC OWNS THE LAND DESCRIBED IN THE PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.  
ALL STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT, AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UNDER OR UPON THE AREAS MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED.  
GIVEN UNDER MY HAND AT SALINA, KANSAS, THIS 12th DAY OF May, A.D. 2010.

PREMIER PROPERTIES, L.L.C.  
DARRELL HILLS, MANAGING MEMBER

**NOTARY CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE } SS  
I, Loren Reiter, a NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DARRELL HILLS, MANAGING MEMBER OF PREMIER PROPERTIES, L.L.C., IS KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE PLAT AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 12th DAY OF May, A.D. 2010.



**ABSTRACTER'S CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE } SS  
THE UNDERSIGNED, BEING A DULY LICENSED AND BONDED ABSTRACTER OR AUTHORIZED REPRESENTATIVE THEREOF, HEREBY CERTIFY THAT THE ABOVE IS THE LEGAL OWNER OF RECORD OF THE PROPERTY SHOWN ON THIS PLAT.  
DATED THIS 20th DAY OF May, A.D. 2010.

**COUNTY CLERK AND CITY CLERK CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE } SS  
I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.  
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONJUNCTION WITH THE PLAT.  
GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS 19th DAY OF May, A.D. 2010.

Donald R. Merriman  
DONALD R. MERRIMAN, COUNTY CLERK

Lieu Ann Elsey  
LIEU ANN ELSEY, CITY CLERK

**CERTIFICATE AS TO SPECIAL ASSESSMENTS**

STATE OF KANSAS }  
COUNTY OF SALINE } SS  
I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.  
GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS 19th DAY OF May, A.D. 2010.

Donald R. Merriman  
DONALD R. MERRIMAN, COUNTY CLERK

Lieu Ann Elsey  
LIEU ANN ELSEY, CITY CLERK

**SALINA CITY PLANNING COMMISSION CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE } SS  
APPROVED THIS 16th DAY OF MARCH, A.D. 2010.  
SALINA CITY PLANNING COMMISSION  
SALINA, KANSAS

Patrick Mikesell, Chairman  
PATRICK MIKESSELL, CHAIRMAN

Dean Andrew, Secretary  
DEAN ANDREW, SECRETARY

**CERTIFICATE OF THE CITY COMMISSION**

STATE OF KANSAS }  
COUNTY OF SALINE } SS  
APPROVED THIS 17th DAY OF May, A.D. 2010.  
BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

Aaron G. Peck, Mayor  
AARON G. PECK, MAYOR

Lieu Ann Elsey, City Clerk  
LIEU ANN ELSEY, CITY CLERK

**REGISTER OF DEEDS CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE } SS  
PLAT OF PREMIER ADDITION FILED OF RECORD IN MY OFFICE ON THIS DAY OF 2010, AT M., AND DULY RECORDED IN VOLUME OF PLATS, AT PAGE.

FILING FEE OF PAID.

REBECCA SEEMAN, REGISTER OF DEEDS

**COUNTY SURVEYOR CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE } SS  
REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 21st DAY OF May, 2010.

David L. Nowak, RLS 959 Saline  
DAVID L. NOWAK, RLS 959 SALINE  
COUNTY SURVEYOR

FINAL PLAT  
**PREMIER ADDITION**  
TO  
THE CITY OF SALINA,  
SALINE COUNTY, KANSAS  
KAW VALLEY ENGINEERING, INC.  
1331 ARMORY ROAD  
SALINA, KANSAS 67401  
785-823-3400